



7, The Old Stables



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Clyst St. Mary, Exeter, EX5 1AT

PASSIVHAUS OPEN DAY ON FRIDAY 27TH JUNE AND SATURDAY 28TH JUNE. A stylish, energy efficient, barn conversion with off road parking, west facing garden and rural views located around an attractive courtyard on the edge of this popular East Devon village.

- 3 bedroom barn conversion
- Close to Sandy Park and Topsham
- West facing rear garden
- Mechanical Ventilation & Heat recovery system (MVHR)
- Triple glazing, soundproof & draught free
- Fully fitted kitchen & Bathroom
- Good access into Exeter and local beaches
- EPC: High "A" as Passivhaus "EnerPhit" is targeted
- Solar PV panels with battery storage
- Parking with Smart EV charging point

Guide Price £350,000

SITUATION

This stylish development of 4 barn conversions is situated on the edge of the village of Clyst St. Mary, with its thriving community and amenities, including post office & shop, primary school and a convenient public house. "Winslade Park" with restaurant & leisure facilities is also within close walking distance. This popular residential area offers easy access to the city of Exeter, historic Topsham, the coastal town of Exmouth and Woodbury Common (an area of outstanding natural beauty). Easy access to J30 of the M5 motorway and Exeter International Airport. The University and Cathedral city of Exeter has an extensive range of facilities and amenities befitting a centre of its importance, including excellent shopping, dining, theatre, sporting and recreational facilities. There are mainline railway stations to London Waterloo and Paddington.



DESCRIPTION

The Old Stables is a charming development of beautifully converted red-brick farm buildings, now offering four high-specification homes blending character with cutting-edge efficiency. Designed with sustainability in mind, each property features triple glazing, solar heat pumps, and solar panels, aiming for an impressive EPC rating of A and EnerPHit Passivhaus certification.

Number 7 will be a stylish reverse-level home that offers thoughtfully designed living space across two floors. The ground floor will host three well-proportioned bedrooms and a contemporary family bathroom. Upstairs, the light-filled open-plan living area enjoys views over the surrounding fields, and will have a modern fitted kitchen, a convenient cloakroom with WC and basin, and additional storage space. At the rear is a raised decked seating area leading to a private garden.

OUTSIDE

To the front is an allocated parking space for one vehicle with EV charging point. The rear garden is fully enclosed with a timber fence and leading off the rear door an area of decking. Beyond is visitors parking and an area of communal shared garden.

SERVICES

To the front is an allocated parking space for one vehicle that also has a “smart” charging point for an electric car, all within the private courtyard. A second parking space is adjacent to the rear garden that is fully enclosed with a timber fence and leading off the rear door is an area of west facing decking looking across the adjacent fields. Beyond is visitors parking and an area of communal shared garden.

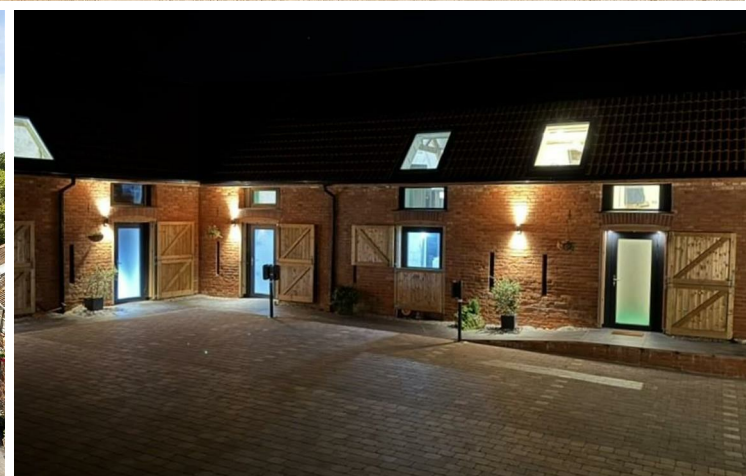
DIRECTIONS

From Exeter lead the City along Topsham Road the left at the Countess Wear roundabout and then left onto the slip road towards M5. Follow the ring road to the bottom and the Sandygate roundabout continuing straight across towards Exmouth. At the next roundabout turn right signed Exmouth, move into the right hand lane and after 100 yds take the next left crossing over the central reservation and the entrance to the Old Stables is straight ahead.

AGENTS NOTE

Viewing is by appointment only. Please contact Stags to arrange. Please note that the owners of 7 The Old Stables will be required to contribute 1/13th towards maintenance of the shared estate including the sewerage pump, bore hole water pump, estate roads, parking, vision splays and planting.

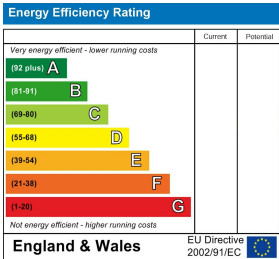
Although the property is not known to have flooded and the floor levels are above predicted levels it is located on the edge of the environment agency flood risk map for the River Clyst.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

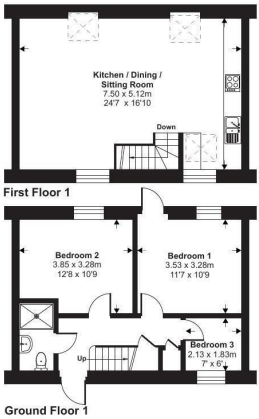


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| on for a list of items to be supplied. The drawing is a computer representation of layout | Cad Plan No : 24043047466 |
| uld be checked by the installer/builder. Please also ensure a Gas Safe registered | Designed By : Rebecca Snell |
| egards to any gas appliances. Check with your installer/builder for more information. | Designed On : 13/2/25 |



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Approximate Area = 830 sq ft / 77.1 sq m
For identification only - Not to scale

This floor plan was constructed using measurements provided to ©ndhcom 2024 by a third party.
Produced for Stags. REF: 1158717